

Meeting of Steering Committee
General Plan 2020
April 8, 2000
Minutes

PSG Attendees:

Jerry Barber, Descanso
John Elliott, Descanso
Bill Huskey, Pine Valley
Pat Heinig, Lake Morena/Campo
Shirley Fisher, Jacumba
Chuck Davis, Bonsall
David Odell, Hidden Meadows
Gordon Hammers, Potrero
Louis Schooler, Tecate
Mary Lou Quick, Borrego Springs
Pat Brown, Julian
Carol Angus, Ramona
Brenda Foreman, Ramona
Vivian Osborne, Ramona
Dan Neirinckx, Jamul/Dulzura
Jack Phillips, Valle de Oro
Gordon Shackleford, Lakeside
George Vanek, Alpine
Arthur Henry, Fallbrook
Donna Tisdale, Boulevard
Tim McMaster, Crest/Dehesa/Harbison Canyon/Granite Hills

DPLU Staff:

Gary Pryor
Curt Gonzales
Neal LaMontagne
Aaron Barling

Consultant Staff:

Jonathon Smulian, WRT
Bob Citrano, BRW

Planning Commission:

Bryan Woods
Michael Beck

Other:

Matt Adams, BIA
Jim Whalen, J. Whalen Assoc./BIA Subcommittee
Charlene Ayers

Topic of the meeting: Draft Density Categories, presentation of new population buildout numbers, and revision of a glossary of planning terms.

Discussion of issues and actions taken

1. General Plan 2020 Density Categories

Discussion:

Potrero Does not want to anger neighbors by changing general plan categories. Feels free market forces should determine land use patterns

Ramona Better education of public is needed to understand new density categories and GP2020 process

Julian Can commercial uses be incorporated into Countryside Residential?

Potrero Why do the densities and parcel sizes have to match? Allow the free market forecasts to set the 'buildout'

Co. Woods The new categories will allow the subdivider a quantifiable number of lots, given environmental/development constraints

Ramona (Brenda Foreman) Ramona wants new density categories included in community plan

Gary explains to Steering Committee how density categories will be applied.

Ramona (Brenda Foreman) how will clustering work, what guarantees will be in place to ensure open space areas (no development easements) will not be developed?

Tecate Is there a way to segregate those areas with environmental sensitivity?

Co. Beck explains how Resource Protection Ordinance affects density

Alpine Where do you draw the line with clustering? Does not want to see 'urbanization' of rural areas with small 'urban lots' in a rural community

Ramona (Vivian Osborne) to Alpine: you address 'urbanization' by setting appropriate lot sizes through zoning

BIA

Gary explains that the population targets will be revised once the planning groups decide on density categories. Staff will run the model based on these category revisions.

Valle de Oro explains the advantages of the revised density categories with two cautions: minimum lot sizes have to accommodate sewer and water availability,

Jim Whalen have two projects that will be setting aside open space setting aside environmentally sensitive areas without the benefits of a subdivision

Co. Beck what rules apply to the remainder lots according to RPO? If remainder area is set aside for biological mitigation has even further restrictions.
Board of Supervisors directed no changes to the current requirements of RPO.

Valle de Oro there has to some sort of notification to property owners that an easement exists

Gary asks Steering Committee if they have any further questions

Alpine the new categories are a simplification of the existing General Plan categories. Low-density estate should be applied county-wide and for Alpine

Gary we will work with you

Tecate want a step between RE-4 (1 du/4 ac.) and RR-40 (1 du/40 ac.)

Potrero want a 1 du/8 ac. category

staff will work with the respective planning groups to explain the new density categories

Ramona (Brenda Foreman) should vote separately whether or not to add RC-8 (1 du/8 ac.)

Steering Committee agreed to include RC-8

Potrero only Country Residential and Rural Reserve apply to his community

Issue #1: Deletion or modification of language in Policy D, "Development that is adjacent to the incorporated cities shall be compatible with the cities' land use patterns" (Land Use Goal III, "Communities and country towns of unique local character").

Decision: Replace Policy D with "Development that is adjacent to incorporated cities shall retain the character of the unincorporated community and shall use open space buffers or other techniques where adjacent uses or densities

are incompatible.” (Recommendation made by Valle de Oro and Steering Committee group members.)

Action: The Steering Committee group approved the new language for Policy D.

2. Park standards

Issue #1: Development and maintenance of parks in the unincorporated area.

Decision: The following requirements are necessary to developing and maintaining parks.

1. The standard for local parks should be 6.5 acres per 1000 population.
2. In lieu payments based on current development costs (including land acquisition), at time of project approval.
3. Specify park service areas to ~~be provided~~ ensure equitable dispersal of park facilities.
4. In low-density areas, allow for credit to be given to regional parks in meeting local park requirements.
5. Provide a system for bonuses of developed park sites.
6. Identify financing mechanisms to assure provision of long-term maintenance costs at time of project approval.

Action: The Steering Committee group approved the provisions to develop and maintain parks in the unincorporated areas of the San Diego region.

Issue #2: Proposed park standards for General Plan 2020.

Decision: Adopt the standard of 2 acres neighborhood parks for every 1000 population.
Adopt the standard of 4 acres community parks for every 1000 population.

Action: Approved by Steering Committee.

3. Glossary of planning terms

Issue #1: Modify language of several planning terms.

Decision a): Gross acres

The total acreage of an area of land excluding ~~dedicated~~ **required** public right-of-ways **and major power transmission corridor easements**.

Action: Approved by Steering Committee.

Decision b): Buffer/Greenbelt

An area of open space, very low-density residential, undeveloped, (Take out comma) or agricultural land used to ~~mark the edges of~~ separate communities, and **villages** and/or developed areas, provide visual relief, or protect natural resources, vegetation or wildlife corridors. Also refers to an area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Action: Approved by Steering Committee.

Decision c): Carrying Capacity

The potential of an area to support development. Refers to the natural limits of the land to accommodate development with consideration to the quality of air, water, land, or natural habitats. Also refers to the ability of an area to accommodate development with existing or planned provision of **utilities and** services, the natural environment, and the community ~~goals as stated in the General Plan.~~

Action: Approved by Steering Committee.

Decision e): Clustering

A site design technique provided for in the Zoning Ordinance by which lots are grouped, reduced in size, or 'clustered', rather than distributed evenly throughout the project site, without increasing the overall density allowed by the General Plan **or zoning**.

Action: Approved by Steering Committee.

Decision f): Add the definition of Country Town

Action: Approved by Steering Committee.

Decision g): Density (Residential)

Action: The Steering Committee group members will discuss the proper definition of this concept at their next meeting.

Decision h): Add the word **Public** to Park definition so that it reads **Public Park**.

Action: Approved by Steering Committee.

Decision i): Right-of-Way

A strip of land acquired by reservation, dedication, prescription or condemnation occupied or intended to be occupied by public (roads, sidewalks, water lines, sewers and other similar uses) or private interests (electric transmission lines **and other utilities**, oil or gas pipelines, railroads).

Action: Approved by Steering Committee.

Decision j): Rural Character

Rural character refers to the pattern of land use and development in areas of the county typified by certain basic elements which may include **but not limited to**:

b) traditional land-based ~~industries~~ **uses** with an emphasis on agriculture and related land uses;

e) a limited expectation of urban ~~governmental services~~ infrastructure (such as streets, sewer, and water).

Action: The Twin Oaks Valley Sponsor Group will send their comments on land-based industries to County staff.

Add the following elements

Large residential lots

Dark sky

Equestrian activities

Absence of sidewalks and curbs

Decision k): Sphere of Influence

The probable physical boundaries and service area of a local agency, as determined by the Local Agency Formation Commission of the County. Spheres of Influence define the primary area within which urban

development is to be encouraged expected to and precede the annexation of unincorporated land to a city or district.